



Legislation Details (With Text)

File #:	Z-939-17	Version:	1	Name:	Z-939-17: San Soucie; rezone 5850 Dahlia street from I-2 to C-3 and I-1
Type:	Zoning Ordinances	Status:	Passed		
File created:	1/4/2017	In control:	City Council		
On agenda:	3/6/2017	Final action:	3/6/2017		
Title:	AN ORDINANCE REZONING FROM I-2 TO C-3 AND I-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5850 DAHLIA STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance Final, 2. PC Minutes, 3. Staff Report, 4. Narrative Zone Change, 5. Narrative Development Plan, 6. Color Elevations, 7. Concept Sketch, 8. Development Plan, 9. Traffic Study Executive Summary, 10. Presentation

Date	Ver.	Action By	Action	Result
3/6/2017	1	City Council	approved on second & final reading	Pass
2/6/2017	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE REZONING FROM I-2 TO C-3 AND I-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5850 DAHLIA STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information:

The existing property is approximately 1.227 acres in size and currently zoned I-2. The applicant is proposing to rezone the property to one 12,571 square foot C-3 lot, and one 40,855 square foot I-1 lot. The subject property will be subdivided from one lot into two lots as part of concurrent case S-668-17. The proposed development is for a new 4,408 square foot retail building on the proposed C-3 lot, and to keep the existing building in place on the newly created I-1 lot.

The retail building does not have any end users currently identified at this time, and the existing structure will retain all existing tenants. Since the two properties will share a parking lot and internal site circulation, the applicant is requesting to downzone the remainder of the property to I-1, in order to avoid potential conflicts between incompatible land uses, such as heavy truck uses, outdoor storage, or contractor yards. The proposed site layout has been reviewed to meet all aspects of the Land Development Code, including parking standards, commercial design standards, and landscape standards for both properties.

Overall, the Planning Commission recognizes that while downzoning industrial properties is generally not encouraged, the location and specific circumstances surrounding this subject property makes it more suitable for commercial and low intensity industrial development rather than medium intensity industrial development. The zone change and proposed use are consistent with the Comprehensive Plan, will not negatively impact surrounding properties, and will improve the character of the neighborhood by providing new development that

exceeds LDC standards on a highly prominent corridor within the city.

Staff Responsible (Department Head): Chris Cramer, Community Development Director

Staff Member Presenting: Domenic Martinelli, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation:

Approval